

# Unit 702 - Gran Paraiso on the Bay

702 - 480 NE 31 St, Miami, FL, Miami-Dade 33137

## Unit Information

MLS Number:	A11551792
Status:	Active
Size:	940 Sq ft.
Bedrooms:	1
Full Bathrooms:	2
Half Bathrooms:	
Parking Spaces:	1 Space,Assigned Parking,Valet Parking
View:	Bay,Intracoastal View,Pool Area View
Rental Price:	\$4,300
List PPSF:	\$5
Valuated Price:	\$679,000
Valuated PPSF:	\$722

*The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.*

## Building Information

Number of units:	313
Number of active listings for rent:	0
Number of active listings for sale:	22
Building inventory for sale:	7%
Number of sales over the last 12 months:	19
Number of sales over the last 6 months:	5
Number of sales over the last 3 months:	3

## Building Association Information

Gran Paraiso Residences  
 Address: 480 NE 31st St,  
 Miami, FL 33137  
 Phone: +1 786-351-3342

## Market Information



Gran Paraiso on the Bay:	\$947/sq. ft.	Miami:	\$669/sq. ft.
Miami:	\$669/sq. ft.	Miami-Dade:	\$698/sq. ft.

## Inventory for Sale

Gran Paraiso on the Bay	7%
Miami	4%
Miami-Dade	3%

## Avg. Time to Close Over Last 12 Months

Gran Paraiso on the Bay	158 days
Miami	84 days
Miami-Dade	81 days

